



**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
[www.westportct.gov](http://www.westportct.gov)

November 3, 2023

***SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:***

*Pursuant to State Law, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov). This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Zoning Board of Appeals. Written comments received after 12:00pm on the day of the meeting will be entered into the record. Meeting materials submitted are available at [www.westportct.gov](http://www.westportct.gov), on the Zoning Board of Appeals Department web page under ["ZBA Pending Applications & Recent Approvals"](#).*

**Instructions to Attend ZOOM Meeting**

Phone: +1 646 876 9923 US (New York)

Meeting ID: 851 1532 0191

Passcode: 290776

ZOOM Link: <https://us02web.zoom.us/j/85115320191?pwd=Q2x0WE81Z3k4QmN5U2NOSDZ4S3FpZz09>

## **Zoning Board of Appeals**

### **Meeting Agenda**

**Zoning Board of Appeals: Tuesday, November 14, 2023**

**Zoom 6:00 P.M.**

#### **I. Public Hearing**

- 32 Bridge Street:** Application #ZBA-23-00559 by Cindy Tyminski, Moon Gardens LLC, for property owned by Rhonda M. Siletto, for variance of the Zoning Regulations: §12-6 (Total Coverage), and §12-4 (Setbacks), to construct an Accessory Dwelling Unit over allowable Total Coverage with patio and pergola in the Setbacks, located in Residence A District, PID# C06026000. *(Must open by 12/14/23)*
- 155 Riverside Avenue:** Application #ZBA-23-00565 by Cole Harris Associates, for property owned by Estate of Jose E. Andrade, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction); §6-3.1 (Non-conforming Lot Setbacks); §13-4 (Setbacks); §13-6 (Building and Total Coverage); §31-7 (Setbacks from Tidal Wetlands), to construct new FEMA complaint single family home in the Setbacks and over Building and Total Coverage and to find consistency with Coastal Area Management Regulations, located in Residence A District, PID# C08047000. *(Must open by 12/14/23)*

3. **125 Harbor Road:** Application #ZBA-23-00568 by Eric D. Bernheim, Esq., for property owned by Angela Yeung and Dylan Tyson, for variance of the Zoning Regulations: §6-2.1.2 (Transfer of Non-Conforming Building Coverage); §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to authorize existing deck and driveway constructed over allowable Building and Total Coverage, located in Residence A District, PID# B02146000. *(Must open by 12/14/23)*
4. **9 Old Mill Road:** Application #ZBA-23-00613 by Cindy Tyminski, Moon Gardens LLC, for property owned by Lynn D. and Lavonne R. Kramer, for variance of the Zoning Regulations: §6-2.1.6 (Non-Conforming New Construction); §14-4 (Setbacks); §14-6 (Building & Total Coverage); to construct a 2<sup>nd</sup> floor balcony and for a deck expansion in the Setbacks and over Building and Total Coverage, located in Residence B District, PID# E04057000. *(Must open by 12/28/23)*
5. **89 Richmondville Avenue:** Application #ZBA-23-00639 by Natalie Kollman for property owned by Natalie Kollman and Brian Larson, for variance of the Zoning Regulations: §13-4 (Setbacks) and §13-6 (Building and Total Coverage), to construct a covered front porch in the Setback and construct an addition under rear deck both over allowable Building and Total Coverage, located in Residence A District, PID# C213093000. *(Must open by 01/18/23)*

## II. Work Session

- New Business
- Old Business
- Other ZBA Business

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on November 14, 2023, is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department".

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

Dated at Westport, Connecticut on this 3<sup>rd</sup> day of November 2023, James Ezzes, Chairman, Zoning Board of Appeals.